

June

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
					1	2
3	4	5	6	7	8	9
10	11 BOARD OF SUPERVISORS MEETING	12	13 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	14 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	15	16
17	18	19	20 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	21 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	22	23
24	25 BOARD OF SUPERVISORS MEETING	26	27 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	28 PLANNING COMMISSION MTG (View Agenda) Speaker's List (See after 3:00 p.m.)	29	30

Click on desired
Commission meeting date
for detailed Agenda
information.

All Planning Commission meetings begin at 8:15 p.m., unless otherwise noted.

PLANNING COMMISSION MEETING AGENDA

Wednesday, June 13, 2001

This page provides the currently-scheduled applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290. To sign up to speak, either click on the [Speaker’s List](#) icon, or call the Planning Commission Office at 703-324-2865 prior to 3:00 p.m. on the date of the scheduled hearing.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
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PCA-90-D-058	Sugarland Rd. Dev., LLC	Jim Albright	Rec. approval
SE-01-M-012	First Virginia Bank	Amy Parker	D/O to 6/14/01
SEA-83-M-098-2	First Virginia Bank	Amy Parker	D/O to 6/14/01
SE-01-M-009	KFC of America, Inc.	Amy Parker	D/O to 6/21/01
SE-01-Y-007	Quarles Petroleum, Inc.	Fran Burns	D/O to 6/14/01

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
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SE-00-S-038	Jagdish Berry	Fran Burns	Deferred to 6/27/01
RZ-2000-SU-059	Calvert Homes, Inc.	Fran Burns	Deferred indef.
SE-98-S-024	Knollwood Community Church	Kris Abrahamson	Rec. denial
RZ/FDP-2000-SU-050	The Ryland Group	Jim Albright	Rec. approval

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 13, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

PCA-90-D-058 - SUGARLAND ROAD DEVELOPMENT, LLC - Appl. to amend the proffers for RZ-90-D-058 previously approved for resident. cluster dev. on a total of 10.82 ac. in order to permit resident. cluster dev. on 5.0 ac. at a density of 1.2 du/ac & to permit parking on 5.82 ac. on prop. located in the S.W. corner of Dranesville Rd. & Sugarland Rd. on approx. 10.82 ac. zoned R-3. Comp. Plan Rec: 2-3 du/ac. Tax Map 5-4((1))5A & 5B. DRANESVILLE DISTRICT.

SE-01-M-009 - KFC OF AMERICA, INC. - Appl. under Sect. 7-607 of the Zoning Ord. to permit a fast food restaurant in a Hwy. Corridor Overlay Dist. on prop. located in the N.E. quadrant of the intersect. of Little River Tnpk. & Medford Dr. on approx. 41,286 sq. ft. of land zoned C-6, HC, SC & CR. Tax Map 71-1((20)) pt. 6. MASON DISTRICT.

SE-01-M-012 - FIRST VIRGINIA BANK - Appl. under Sect. 7-607 of the Zoning Ord. to permit a drive-in bank on prop. located at 4401 Backlick Rd. on approx. 1.12 ac. zoned C-6, CR, SC & HC. Tax Map 71-1((1))pt. 115 & 116D. (Concurrent w/SEA-83-M-098-2.) MASON DISTRICT.

SEA-83-M-098-2 - FIRST VIRGINIA BANK - Appl. under Sect. 7-607 of the Zoning Ord. to amend SE-83-M-098 previously approved for a drive-in bank to permit reduction in land area on prop. located at 7205 Little River Tnpk. on approx. 1.66 ac. zoned C-6, CR, SC & HC. Tax Map 71-1((1))115. (Concurrent w/SE-01-M-012.) MASON DISTRICT.

SE-01-Y-007 - QUARLES PETROLEUM, INC. - Appl. under Sect. 5-504 of the Zoning Ord. to permit a service station on prop. located on the N. side of Willard Rd., approx. 400 ft. E. of its intersect. w/Walney Rd. on approx. 37,704 sq. ft. of land zoned I-5. Tax Map 44-2((8)) pt. 33. SULLY DISTRICT.

SE-00-S-038 - JAGDISH BERRY - Appl. under Sect. 3-804 of the Zoning Ord. to permit a child care center w/an enrollment of 100 or more students daily on prop. located generally in the S.W. quadrant of the intersect. of Edinburgh Dr. & Lake Pleasant Dr. on approx. 1.62 ac. zoned R-8. Tax Map 98-2((8))G. SPRINGFIELD DISTRICT. (DECISION ONLY.)

RZ-2000-SU-059 - CALVERT HOMES, INC. - Appl. to rezone fr. R-1 & WS to R-3 & WS to permit cluster resident. dev. at a density of 2.48 du/ac & a waiver of the min. dist. size requirement on prop. located on the W. side of Rt. 28, approx. 400 ft. S. of its intersect. Old Centreville Rd. on approx. 3.22 ac. Comp. Plan Rec: 1-2 & 5-8 du/ac. Tax Map 65-1((1))pt. 8A & 14. SULLY DISTRICT. (DECISION ONLY.)

SE-98-S-024 - TRUSTEES OF KNOLLWOOD BAPTIST CHURCH D/B/A

KNOLLWOOD COMMUNITY CHURCH - Appl. under Sect. 3-C04 of the Zoning Ord. to permit a church & related facilities & a child care center w/an enrollment of 100 or more students daily on prop. located S. of Ladues End La. & W. of the Fairfax Co. Pkwy. on approx. 33.76 ac. zoned R-C & WS. Tax Map 67-4((14))17-22. SPRINGFIELD DISTRICT. (DECISION ONLY.)

RZ-2000-SU-050/FDP-2000-SU-050 - THE RYLAND GROUP - Appls. to rezone fr. R-1 & WS to PDH-2 & WS to permit resident. dev. at a density of 2.0 du/ac & approval of the conceptual & final dev. plans on prop. located on the S. side of Lee Hwy., approx. 1,000 ft. E. of Holly Ave. on approx. 18.00 ac. Comp. Plan Rec: Fx. Ctr. Area: 1-2 du/ac. Tax Map 56-1((1))42 & 43 & 56-2((1))68. SULLY DISTRICT. (DECISION-ONLY)

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 13, 2001**

DEFERRALS: SE-01-M-010 - MUHAMMAD ALHUSSEIN - P/H to 6/20/01
SE-00-S-038 - JAGDISH BERRY (P/H held on 3/28/01) - D/O to 6/27/01
RZ-2000-SU-059 - CALVERT HOMES (P/H held 3/14/01) - D/O indefinitely

DECISIONS ONLY: RZ/FDP-2000-SU-050 - THE RYLAND GROUP (P/H held on 5/30/01)
SE-98-S-024 - KNOLLWOOD BAPTIST CHURCH (P/H held on 3/22/01)

FEATURES SHOWN: FS-L01-23 - Nextel - 3816 Javins Drive
FS-M01-17 - Sprint - 6800 Versar Center
FS-M01-21 - Verizon - 5600 Columbia Pike
FS-M01-22 - Verizon - 6231 Leesburg Pike
FSA-M96-53-1 - Verizon - 3101 Hodge Place
FS-Y01-11 - FCWA - West Ox Road ROW
FSA-41-1 - Voicestream - 5856 Old Centreville Road

PCA-90-D-058 - SUGARLAND ROAD

SE-01-Y-007 - QUARLES PETROLEUM

1. Steven Urlass
1369 Rock Chapel Road
Herndon, VA 20170
2. John Kepel
Jenkins Ridge HOA
1368 Brock Chapel Road
Herndon, VA 20170

NO SPEAKERS

SE-01-M-012 - FIRST VIRGINIA BANK
SEA-83-M-098-2 - FIRST VIRGINIA BANK

NO SPEAKERS

SE-01-M-009 - KFC OF AMERICA, INC.

1. Marjorie Avery
Annandale Terrace Subdivision
Exact address unknown

PLANNING COMMISSION MEETING AGENDA

Thursday, June 14, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-M-008	Ruby Tuesday, Inc.	Tracy Swagler	Rec. approval
SE-01-M-006	Public Storage, Inc.	Tracy Swagler	Rec. approval
2232-S01-6	Water Authority	Michael Hines	Approved
RZ/FDP-2000-HM-044	TST Woodland LLC	Kris Abrahamson	Deferred to 10/17/01
PCA-80-C-028-6	TST Woodland LLC	Kris Abrahamson	Deferred to 10/17/01
PCA-77-C-098-4	TST Woodland LLC	Kris Abrahamson	Deferred to 10/17/01
S01-III-P1	Out-of-Turn Plan Amend.	Pam Nee	Deferred to 6/20/01
SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
PCA-76-M-112-2	Seven Oaks HOA II	Tracy Swagler	Deferred to 6/21/01
RZ/FDP-2000-MV-045	Lorton Valley, L.C.	Mary Ann Godfrey	Deferred to 6/21/01
RZ/FDP-2000-MA-055	John Thillmann	Bill Mayland	Rec. approval
PCA-87-C-060-8	Batman/McNair Associates	Bill Mayland	Deferred to 7/12/01
SEA-83-M-098-2	First Virginia Bank	Amy Parker	Rec. approval
SE-01-M-012	First Virginia Bank	Amy Parker	Rec. approval
SE-01-Y-007	Quarles Petroleum	Fran Burns	Rec. approval

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 14, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-2000-HM-044/FDP-2000-HM-044 - TST WOODLAND LLC - Appls. to rezone fr. I-4 to PDC to permit office dev. w/an overall FAR of 0.70 incl. previously granted density credit & a waiver of the 75' setback requirement fr. the Dulles Airport Access & Toll Rds. & approval of the conceptual & final dev. plans on prop. located in the S.W. quadrant of the intersect. of Dulles Airport Access & Toll Rds. & Monroe St. on approx. 39.30 ac. Comp. Plan Rec: Alternative uses. Tax Map 16-3((11))pt. 6A1; 16-4((1))35-39. (Concurrent w/ PCA-80-C-028-6 & PCA-77-C-098-4.) HUNTER MILL DISTRICT.

PCA-80-C-028-6 - TST WOODLAND LLC - Appl. to delete 32,234 sq. ft. fr. the proffers for RZ-80-C-028 previously approved for office dev. in order to incl. it in the land area for RZ-2000-HM-044, w/no change in the previously approved FAR of 0.70 on prop. located on the N. side of Sunrise Valley Dr., approx. 500 ft. W. of its intersect. w/Monroe St. on approx. 32,234 sq. ft. of land zoned I-4. Comp. Plan Rec: Alternative uses. Tax Map 16-3((11))pt. 6A1. (Concurrent w/RZ/FDP-2000-HM-044 & PCA 77-C-098-4.) HUNTER MILL DISTRICT.

PCA-77-C-098-4 - TST WOODLAND LLC - Appl. to delete 5.27 ac. fr. RZ-77-C-098 previously approved for office dev. in order to incl. it in the land area for RZ-2000-HM-044 w/no change in the previously approved overall FAR of 0.70 on prop. located on the N. side of Sunrise Valley Dr., approx. 1,000 ft. W. of its intersect. w/Monroe St. on approx. 5.27 ac. zoned I-4. Comp. Plan Rec: Alternative uses. Tax Map 16-3((11))pt. 6A1. (Concurrent w/ RZ/FDP-2000-HM-044 & PCA-80-C-028-6.) HUNTER MILL DISTRICT.

SE-01-M-008 - RUBY TUESDAY, INC. - Appl. under Sects. 9-620 & 9-622 of the Zoning Ord. to permit a waiver of certain sign regulations & waivers, modifications, increases & uses in a commercial revitalization dist. on prop. located at 5880 Leesburg Pi. on approx. 5,265 sq. ft. of land zoned C-6, HC, SC & CR. Tax Map 61-2((1))pt. 72C. MASON DISTRICT.

SE-01-M-006 - PUBLIC STORAGE, INC. - Appl. under Sects. 4-804 & 9-622 of the Zoning Ord. to permit a mini-warehousing establish. & waivers, modifications, increases & uses in a commercial revitalization dist. on prop. located at 6307 & 6319 Arlington Blvd. & 2930 Sleepy Hollow Rd. on approx. 3.83 ac. zoned C-8, HC, SC & CR. Tax Map 51-3((1))4-8; 51-3((5))1. MASON DISTRICT.

PCA-76-M-112-2 - SEVEN OAKS II HOMEOWNERS ASSOCIATION - Appl. to amend the proffers for RZ-76-M-112 to permit resident. dev. at a density of 8.80 du/ac on prop.

located on the N.W. side of Sleepy Hollow Rd., approx. 150 ft. N. of Aspen La. & S. of Rt. 50 on approx. 3.82 ac. zoned R-12 & HC. Comp. Plan Rec: 5-8 du/ac. Tax Map 51-3((31))(2) B, 5-18. MASON DISTRICT. (DECISION-ONLY)

RZ/FDP-2000-MA-055 - JOHN H. THILLMANN - Appls. to rezone fr. C-8, R-3 & HC to PDH-12 & HC to permit resident. dev. at a density of 11.6 du/ac & approval of the conceptual & final dev. plans on prop. located E. of the intersect. of Powell La. & Columbia Pi. on approx. 4.21 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 61-4((1))157 & 61-4((4))A, B1 & 5. MASON DISTRICT. (DECISION-ONLY)

RZ-2000-MV-045/ FDP 2000-MV-045 - LORTON VALLEY, L.C. - Appls. to rezone fr. I-4 to PDH-5 to permit resident. dev. at a density of 4.86 du/ac & approval of the conceptual & final dev. plans on prop. located on the S. side of Lorton Rd., approx. 1,000 ft. W. of its intersect. w/Silverbrook Rd. & Sanger St. on approx. 58.57 ac. Comp. Plan Rec: 5-8 du/ac & private open space. Tax Map 107-3((1))3A. MT. VERNON DISTRICT. (DECISION-ONLY)

2232-S01-6 - FAIRFAX COUNTY WATER AUTHORITY - Under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of VA, as amended, to extend approx. 6000 ft. of 30-in. water main along an existing Dominion Virginia Power easement from Ox Rd. (Rt. 123) to the Fx. Co. Pkwy. (Rt. 7100). Tax Maps 88-3, 97-1. SPRINGFIELD DISTRICT.

S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance with the Code of VA, Title 15.2, Chap. 22, concerning approx. 14 ac. known as Silverbrook Farms located N. of Silverbrook Rd., W. of Bayberry Ridge Rd. (Tax Map 97-4((1))14; 97-4((2))1-11). The Plan provides an option for residential use at 2-3 du/pa under specified conditions incl. consolidation of at least eleven contiguous parcels. The Plan Amendment will consider changes to the consolidation condition to allow less than eleven contiguous parcels. SPRINGFIELD DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 14, 2001**

DECISIONS ONLY: RZ/FDP-2000-MA-055 - JOHN THILLMANN (PH held on 5/2/01)
SE-01-Y-007 - QUARLES PETROLEUM (PH held on 6/13/01)
SE-01-M-012 - FIRST VIRGINIA BANK (PH held on 6/13/01)
SEA-83-M-098-2 - FIRST VIRGINIA BANK “ “ “

DEFERRALS: PCA-76-M-112-2 - SEVEN OAKS II HOA (PH held on 5/16/01) - DO to 6/21/01
RZ-2000-HM-044 - TST WOODLAND LLC - PH to 10/17/01
FDP-2000-HM-044 - TST WOODLAND LLC " "
PCA-80-C-028-6 - TST WOODLAND LLC " "
PCA-77-C-098-4 - TST WOODLAND LLC " "
PCA-87-C-060-8 - BATMAN/MCNAIR (PH held on 5/23/01) - D/O to 7/12/01
RZ-2000-MV-045 - LORTON VALLEY LC - (PH held on 5/17/01)-D/O to 6/21/01
FDP 2000-MV-045 - LORTON VALLEY LC - “ “ “
S01-III-01 - OUT-OF-TURN PLAN AMENDMENT - PH to 6/20/01

FEATURES SHOWN:

FS-L01-28 - Nextel - 7936 Telegraph Road
456A-S89-34-1 - Verizon - 6401 Ox Road

2232-S01-6 - FAIRFAX COUNTY WATER AUTHORITY

No Speakers

SE-01-M-006 - PUBLIC STORAGE, INC.

No Speakers

SE-01-M-008 - RUBY TUESDAY, INC.

No Speakers

PLANNING COMMISSION MEETING AGENDA

Wednesday, June 20, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2000-MV-066 PCA-1996-MV-037-4	South Station LLC South Station LLC	Peter Braham Peter Braham	Defer to 7/18/01 Defer to 7/18/01
SE-01-Y-003	Federated Dept. Stores, Inc.	Jim Albright	Defer to 9/13/01
SE-01-M-010	Muhammad Alhusssein	Tracy Swagler	Rec. approval
S01-III-P1	Out-of-Turn Plan Amend.	Pam Nee	Rec. approval
RZ-1998-LE-064	Springfield East, L.C.	Peter Braham	Defer to 10/25/01
SE-01-L-020	Springfield East, L.C.	Peter Braham	Defer to 10/25/01
SEA-91-L-053-4	Springfield East, L.C.	Peter Braham	Defer to 10/25/01
SEA-91-L-054-3	Springfield East, L.C.	Peter Braham	Defer to 10/25/01

[SCHEDULED WORKSHOP](#)

ZOA on Dry Cleaners (following regularly-scheduled public hearings)

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 20, 2001

6:30 p.m. The Planning Commission's **Residential Development Criteria Committee** will meet in the Board Conference Room.

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

RZ-1998-LE-064 - SPRINGFIELD EAST, L.C. - Appl. to rezone fr. I-4 to C-4 to permit mixed use dev. w/an overall FAR of 1.32 on prop. located generally at the N. terminus of Springfield Center Dr., S. of the Franconia-Springfield Pkwy., & S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. Comp. Plan Rec: Industrial w/option for mixed use. Tax Map 90-2((1))pt. 58A, 58B & pt. 59A. (Concurrent w/SEA-91-L-053-4, SEA-91-L-054-3 & SE-01-L-020.) LEE DISTRICT.

SE-01-L-020 - SPRINGFIELD EAST, L.C. - Appl. under Sect.. 4-404 of the Zoning Ordinance to permit a hotel use on prop. located generally at the N. terminus of Springfield Ctr. Dr., S. of the Franconia-Springfield Pkwy., & S.W. of the Joe Alexander Transportation Ctr. on approx. 9.72 ac. zoned C-4. Tax Map 90-2((1))pt. 58A, 58B & pt. 59A. (Concurrent w/RZ-1998-LE-064, SEA-91-L-053-4 & SEA-91-L-054-3.) LEE DISTRICT.

SEA-91-L-054-3 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 2-904 of the Zoning Ordinance to amend SE-91-L-054 previously approved for uses in a floodplain to permit site modifications incl. providing road & pedestrian access points to the transit center on prop. generally located S. of the Franconia-Springfield Pkwy. at its intersect. w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-053-4, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SEA-91-L-053-4 - SPRINGFIELD EAST, L.C. - Appl. under Sect. 5-404 of the Zoning Ordinance to amend SE-91-L-053 previously approved for Washington Metropolitan Transit Authority (WMATA) facilities to permit site modifications incl. providing road & pedestrian access points to the transit center on prop generally located S. of the Franconia-Springfield Pkwy. at its intersect. w/Frontier Dr. on approx. 26.12 ac. zoned I-4. Tax Map 90-2((1))60. (Concurrent w/SEA-91-L-054-3, RZ-1998-LE-064 & SE-01-L-020.) LEE DISTRICT.

SE-01-M-010 - MUHAMMAD ALHUSSEIN (SKYLINE AMOCO) - Appl. under Sects. 4-504 & 7-607 of the Zoning Ordinance to permit a service station/mini-mart & car wash in a Hwy. Corridor Overlay Dist. on prop. located at 5842 Columbia Pi. on approx. 29,070 sq. ft. of land zoned C-5, CR, SC & HC. Tax Map 61-2((17))(A)17A. MASON DISTRICT.

RZ-2000-MV-066/FDP-2000-MV-066 - SOUTH STATION LLC - Appls. to rezone from PDH-5 & R-1 to PDH-3 to permit resident. dev. at a density of 2.96 du/ac & a church as a secondary use & approval of the conceptual & final dev. plans on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 7.09 ac. Comp. Plan Rec: 2-3 du/ac. Tax Map 107-2((1))23, pt. 24 & pt. 46. (Concurrent w/PCA-1996-MV-037-4.) MT. VERNON DISTRICT.

PCA-1996-MV-037-4 - SOUTH STATION LLC - Appl. to amend RZ-1996-MV-037 previously approved for mixed use dev. to delete land area for inclusion w/in RZ-2000-MV-066 on prop. located on the E. side of Lorton Station Blvd., approx. 1,000 ft. N. of its intersect. w/Lorton Rd. on approx. 30,930 sq. ft. of land zoned PDH-5. Comp. Plan Rec: Mixed use. Tax Map 107-2((1))pt. 46. (Concurrent w/RZ/FDP-2000-MV-066.) MT. VERNON DISTRICT.

S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan for Fx. Co. in accordance w/the Code of VA, Title 15.2, Chap. 22. concerning approx. 14 ac. known as Silverbrook Farms located N. of Silverbrook Rd., W. of Bayberry Ridge Rd. (Tax Map 97-4((1))14; 97-4((2))1-11.) The Plan provides an option for resident. use at 2-3 du/ac under specified conditions incl. consolidation of at least eleven contiguous parcels. The Plan Amendment will consider changes to the consolidation condition to allow less than eleven contiguous parcels. SPRINGFIELD DISTRICT.

SE-01-Y-003 - FEDERATED DEPARTMENT STORES, INC. - Appl. under Sect. 9-620 of the Zoning Ordinance to permit a waiver of certain sign regulations on prop. located w/in the Fair Oaks Mall on approx. 2.50 ac. zoned C-7. Tax Map 46-3((8))pt. 1B. SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 20, 2001**

DEFERRALS: RZ/FDP-2000-MV-066 – SOUTH STATION, LLC - P/H to 7/18/01
PCA-1996-MV-037-4 – SOUTH STATION, LLC " "
RZ-1998-LE-064 - SPRINGFIELD EAST, LC - P/H to 10/25/01
SE-01-L-020 - SPRINGFIELD EAST, LC " "
SEA-91-L-054-3 - SPRINGFIELD EAST, LC " "
SEA-91-L-053-4 - SPRINGFIELD EAST, LC " "
SE-01-Y-003 - FEDERATED DEPARTMENT STORES - P/H to 9/13/01

FEATURES SHOWN:

Braddock FSA-B00-80-1 - XM Satellite - 7920 Woodruff Court - Deadline 7/14/01
Hunter Mill FSA-H97-51-1 - Verizon - 11728 Sunset Hills Road - Deadline 6/28/01
Lee FSA-L00-128 - Sprint - 6350 Walker Lane - Deadline 6/30/01
FSA-5-1 - VoiceStream - 6320 Augusta Drive - Deadline 7/3/01
Mason FS-M01-9 - VoiceStream - 2946 Sleepy Hollow Road - Deadline 7/15/01
Providence FS-P00-123 - XO Comm. - 8100 Boone Boulevard - Deadline 8/1/01
FS-P01-29 - Nextel - 7707 Shreve Road - Deadline 7/18/01
Springfield FS-S00-133 - Nextel - South Run District Park - Deadline 6/30/01
Sully FS-Y01-26 - Cingular - 14650 Old Lee Road - Deadline 7/11/01
456A-S83-32-1 - Verizon - 4641 West Ox Road - Deadline 8/3/01

SE-01-M-010 - MUHAMMAD ALHUSSEIN

S01-III-P1 - OUT-OF-TURN PLAN AMENDMENT

ZONING ORDINANCE AMENDMENT

(Dry Cleaning Establishments)

WORKSHOP ONLY
NO PUBLIC TESTIMONY

PLANNING COMMISSION MEETING AGENDA

Thursday, June 21, 2001

This page provides the applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
SE-01-V-005	William Kinder	Mary Ann Godfrey	Defer to 10/5/01
SE-00-V-046	James Turner, Trustee	Chuck Burham	Defer to 7/11/01
RZ-2001-PR-005	CESC Tysons Dulles Plaza LLC	Cathy Lewis	Rec. approval
RZ-2000-PR-052	Decorous Incorp.	Cathy Belgin	D/o to 7/12/01

SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2000-PR-064	S&R Developers, Inc.	Mary Ann Godfrey	Deferred to 6/28/01
RZ-2001-PR-004	Larry and Carol Boehly	Cathy Belgin	Deferred to 6/27/01
PCA-76-M-112-2	Seven Oaks HOA II	Tracy Swagler	Rec. approval
RZ/FDP-2000-MV-045	Lorton Valley, L.C.	Mary Ann Godfrey	Rec. approval
SE-01-M-009	KFC of America, Inc.	Amy Parker	Rec. approval

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 21, 2001

7:30 p.m. The Planning Commission's **Housing Committee** will meet in the Board Conference Room to discuss the Housing Trust Fund.

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

SE-01-V-005 - WILLIAM A. KINDER - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in the floodplain on prop. located at 7905, 7907 & 7909 Candlewood Dr. on approx. 37,500 sq. ft. of land zoned R-3. Tax Map 102-1((21))1-3. MT. VERNON DISTRICT.

SE-00-V-046 - JAMES D. TURNER, TRUSTEE - Appl. under Sect. 2-904 of the Zoning Ordinance to permit uses in a floodplain on prop. located generally to the N.W. of Cedar Rd. & Dogue Dr. on approx. 7.53 ac. zoned R-2 & HC. Tax Map 109-2((3))(E)13-20; 109-2((3))(C)7-11. MT. VERNON DISTRICT.

RZ-2001-PR-005 - CESC TYSONS DULLES PLAZA LLC - Appl. to rezone from C-1 & I-4 to C-4 to permit office dev. w/an overall FAR of 0.85 on prop. located at the N.W. quadrant of the intersect. of Spring Hill Rd. & Tyco Rd. on approx. 14.67 ac. Comp. Plan Rec: Office & public facilities. Tax Map 29-1((1))67A, 67C, 68 & 69. PROVIDENCE DISTRICT.

RZ-2000-PR-052 - DECOROUS INCORPORATED - Appl. to rezone from R-1 to R-3 to permit resident. dev. at a density of 2.0 du/ac on prop. located on the E. side of Woodford Rd., approx. 500 ft. N. of its intersect. w/Wolftrap Rd. on approx. 1.00 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1((1))37. PROVIDENCE DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 21, 2001**

DECISIONS ONLY: RZ-2001-PR-004 - LARRY & CAROL BOEHLY - PH held on 5/31/01
RZ/FDP-2001-PR-064 - S&R DEVELOPMENT INC. - PH held on 5/30/00
RZ/FDP-2000-MV-045 - LORTON VALLEY - PH held on 5/17/01
SE-01-M-009 - KFC OF AMERICA, INC. - PH held on 6/13/01
PCA-76-M-112-2 - SEVEN OAKS II HOA - PH held on 5/16/01

DEFERRALS: SE-00-V-046 - JAMES D. TURNER, TRUSTEE - PH to 7/11/01
SE-01-V-005 - WILLIAM A. KINDER - PH to 10/4/01

ADMINISTRATIVE: Approval of October 2000 Minutes

FEATURES SHOWN:

Lee FSA-5-1 - VoiceStream - 6320 Augusta Drive - Deadline 7/3/01
Mason FS-M01-9 - VoiceStream - 2946 Sleepy Hollow Road - Deadline 7/15/01
Providence FS-P00-123 - XO Comm. - 8100 Boone Boulevard - Deadline 8/1/01

RZ-2001-PR-005 - CESC TYSONS DULLES PLAZA LLC

No speakers

RZ-2000-PR-052 - DECOROUS INCORPORATED

1. Robert Kruszka
8457 Hunt Valley Drive
Vienna, VA 22182
2. Donna Haarz
8441 Hunt Valley Drive
Vienna, VA 22182

PLANNING COMMISSION MEETING AGENDA

Wednesday, June 27, 2001

This page provides the applications to be heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS

	APPLICANT	STAFF ASSIGNED	PC ACTION
CPA-86-C-121-8-2	Oracle Corporation	Chuck Burnham	Approved
SE-01-M-013	RWG Corporation	Tracy Swagler	Rec. approval
SE-01-V-002	Peter & Virginia Field	Tracy Swagler	Rec. approval
RZ-2001-SU-003	Pulte Home Corp.	Amy Parker	Defer to 7/19/01

SCHEDULED DECISIONS

	APPLICANT	STAFF ASSIGNED	PC ACTION
Zoning Ordinance Amendment (Dry Cleaners)		Jack Reale	Rec. BOS authorization of additional language
SE-00-S-038	Jagdish Berry	Fran Burns	Deferred to 7/18/01
RZ-2001-PR-004	Larry and Carol Boehly	Cathy Belgin	Deferred to 7/12/01

PLANNING COMMISSION AGENDA
WEDNESDAY, JUNE 27, 2001

- 6:30 p.m.** The Planning Commission's **Residential Development Criteria Committee** will meet in the Board Conference Room.
- 8:15 p.m.** The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

ZONING ORDINANCE AMENDMENT (DRY CLEANERS) - To amend Chap. 112 as follows: Amend the definition of personal service establish. to revise the limitations regarding the type of laundry & dry cleaning establishments incl. w/in this definition & therefore permitted in the retail commercial districts. (DECISION ONLY.)

CPA-86-C-121-8-2 - ORACLE CORPORATION - Appl. to amend the 8th Conceptual Plan for RZ-86-C-121 to permit office uses on prop. located in the N.E. quadrant of the intersect. of the Dulles Airport Access Rd. & Reston Pkwy. on approx. 22.24 ac. zoned PRC. Tax Map 17-4 ((1))7A. HUNTER MILL DISTRICT.

SE-01-M-013 - RWG CORPORATION - Appl. under Sect. 4-804 of the Zoning Ord. to permit a car wash on prop. located at 6309 Leesburg Pi. on approx. 13,231 sq. ft. of land zoned C-8, HC, SC & CR. Tax Map 51-3((13))39. MASON DISTRICT.

SE-01-V-002 - PETER A. AND VIRGINIA W. FIELD - Appl. under Sect. 3-104 of the Zoning Ord. to permit a plant nursery on prop. located at 8905 Ox Rd. on approx. 9.34 ac. zoned R-1. Tax Map 106-2((1))7. MT. VERNON DISTRICT.

RZ-2001-SU-003 - PULTE HOME CORPORATION - Appl. to rezone from R-1 & WS to R-2 & WS to permit cluster resident. dev. at a density of 2.27 du/ac incl. bonus density for the provision of ADUs on prop. generally located S. of I-66, & on the N. side of Westbrook Dr., approx. 2,375 ft. E. of its intersect. w/Stringfellow Rd. on approx. 44.45 ac. Comp. Plan Rec: Fx. Ctr. Area: Maximum of 2.5 du/ac at the overlay level. Tax Map 55-1((7))27-29; 55-2((2))12-14, 24-26; 55-2((3))F & 55-2((4))B & a portion of Steuben Pike public right-of-way to be vacated and/or abandoned. (Approval of this appl. may enable the vacation and/or abandonment of portions of the public rights-of-way for Steuben Pike to proceed under Sect. 15.2-2272 (2) of the Code of VA) SULLY DISTRICT.

**AGENDA/SPEAKERS LIST
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JUNE 27, 2001**

DEFERRALS: RZ-2001-SU-003 - PULTE HOME CORPORATION - P/H to 7/19/01
SE-00-S-038 - JAGDISH BERRY (P/H on 3/28/01) Now in MV District; D/O to 7/18/01
RZ-2001-PR-004 - LARRY & CAROL BOEHLER (P/H on 5/31/01) - D/O to 7/12/01
ZOA (Dry Cleaning Establishments) (P/H held on 5/31/01; W/S held on 6/20/01) -
Defer D/O & recommend that BOS defer its P/H & direct staff to readvertise

FEATURES SHOWN: FSA-H97-51-1 - Verizon - 11728 Sunset Hills Road
FS-S00-132 - Sprint - Longwood Knolls Subdivision

CPA-86-C-121-8-2 - ORACLE CORPORATION

NO SPEAKERS

SE-01-M-013 - RWG CORPORATION

1. William A. Cross, President
Buffalo Hill Citizens Association
6313 Buffalo Ridge Road
Falls Church, VA 22044-1902

SE-01-V-002 - PETER A. AND VIRGINIA W. FIELD

NO SPEAKERS

PLANNING COMMISSION MEETING AGENDA

Thursday, June 28, 2001

This page provides the applications heard by the Planning Commission on this date. For a legal description of the application, including address and tax map information, please click on “Scheduled Public Hearings” below. For specific information on any listed application, please contact the assigned Department of Planning and Zoning staff person listed below at 703-324-1290.

SCHEDULED PUBLIC HEARINGS	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2001-MV-002	Telegraph I, LLC	Cathy Lewis	Rec. approval
RZ-2000-MD-062	Tavares Concrete Co., Inc.	Cathy Lewis	Deferred to 7/12/01
S99-III-BR1 (Sully)	Out-of-Turn Plan Amend.	Bruce Kriviskey	Rec. approval
RZ/FDP-2001-MV-006	Huntington Station LLC	Cathy Belgin	D/O to 7/11/01
PCA-92-V-032-2	LCOR/JV Acquisition LLC	Cathy Belgin	D/O to 7/11/01
SEA-88-V-025	Huntington Station LLC	Cathy Belgin	D/O to 7/11/01
S00-CW-1CP	Out-of-Turn Plan Amend.(EPG)	Marianne Gardner	Rec. approval

SCHEDULED DECISIONS	APPLICANT	STAFF ASSIGNED	PC ACTION
RZ/FDP-2000-PR-064	S&R Developers, Inc.	Mary Ann Godfrey	D/O to 7/19/01

PLANNING COMMISSION AGENDA
THURSDAY, JUNE 28, 2001

8:15 p.m. The Planning Commission Secretary will set the order in which the following public hearings will be held. Commission Matters will be discussed before the public hearings begin.

S00-CW-1CP - OUT-OF-TURN PLAN AMENDMENT - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of VA, Title 15.2, Chap. 22 concerning the Engineer Proving Ground, which is located N. of Fullerton Road, S. of the Franconia-Springfield Pkwy., E. of Rolling Road & W. of I-95. The Accotink Stream Valley bisects the subj. area. The amendment considers changes to the Comprehensive Plan option for mixed-use dev. The recommendations under consideration incl. reducing overall intensity from a FAR of .49 to .17; concentrating dev. E. of the stream valley; & dedicating the area W. of the stream valley for public uses such as park & school sites. Recommended mixed-use dev. includes office, research & dev., hotel, support retail & resident. uses at intensities up to 2.0 FAR in designated node areas. Changes to the Transportation Plan will also be considered.

RZ-2001-MV-006/FDP-2001-MV-006 - HUNTINGTON STATION LLC - Appls. to rezone from C-3 to PDH-16 to permit resident. dev. at a density of du/ac & approval of the conceptual & final dev. plans on prop. generally located on the N. side of Huntington Ave., approx. 200 ft. E. of Metroview Pkwy. on approx. 3.63 ac. Comp. Plan Rec: Office w/option for resident. Tax Map 83-1((1))53B. (Concurrent w/PCA-92-V-032-2 & SEA 88-V-025.) MT. VERNON DISTRICT.

PCA-92-V-032-2 - LCOR/JV ACQUISITION L.L.C. AND HUNTINGTON STATION LLC - Appl. to amend the proffers for RZ-92-V-032 previously approved for office dev. at an FAR of .66 in order to delete land area on prop. generally located in the N.E. quadrant of Huntington Ave. & Metroview Pkwy. on approx. 7.06 ac. zoned C-3. Comp. Plan Rec: Office w/option for resident. Tax Map 83-1((1))53A & 53B. (Concurrent w/SEA-88-V-025 & RZ/FDP-2001-MV-006.) MT. VERNON DISTRICT.

SEA-88-V-025 - HUNTINGTON STATION LLC - Appl. under Sect. 2-904 of the Zoning Ord. to amend SE-88-V-025 previously approved for uses in a floodplain to permit additional fill on prop. located at 2414 Huntington Ave. on approx. 3.63 ac. zoned PDH-16. Tax Map 83-1((1))53B. (Concurrent w/PCA-92-V-032-2 & RZ/FDP-2001-MV-006.) MT. VERNON DISTRICT.

RZ-2001-MV-002/ FDP 2001-MV-002 - TELEGRAPH I LLC - Appls. to rezone from R-1 to PDH-2 to permit resident. dev. at a density of 1.83 du/ac & approval of the conceptual & final dev. plans on prop. located on the W. side of Telegraph Rd., approx. 400 ft. N. of its intersect. w/Newington Rd. on approx. 23.52 ac. Comp. Plan Rec: 1-2 du/ac. Tax Map 99-2((1))36. MT. VERNON DISTRICT.

RZ-2000-MD-062 - TAVARES CONCRETE COMPANY INC. - Appl. to rezone fr. I-4 to I-5 to permit industrial dev. w/an overall FAR of 0.25 on prop. located on the W. side of Cinder Bed Rd., approx. 2,600 ft. N. of its intersect. w/Newington Rd. on approx. 11.37 ac. Comp. Plan Rec: Industrial. Tax Map 99-2((1))10. MT. VERNON AND LEE DISTRICTS.

S99-III-BR1 - Out-of-Turn Plan Amendment - To consider proposed revisions to the Adopted Comprehensive Plan in accordance w/the Code of VA, Chap. 22 concerning approx. 2 ac. located on the S. side of Lee-Jackson Memorial Hwy. (Rt. 50) directly E. of Chantilly Rd. (Tax Map 34-4((1))57A, 58, 59, &60D). The area is planned for retail use up to .25 FAR w/a condition that the historic Mitchell-Weeks House is preserved on site. The Plan Amendment will consider adding an option for office use up to .35 FAR for parcels 34-4((1))58, 59, & 60D & modifying the preservation condition to allow the Mitchell-Weeks house to be relocated & preserved off site. SULLY DISTRICT.

**SPEAKERS LIST/AGENDA
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, JUNE 28, 2001**

DEFERRALS: RZ-2000-MD-062 - TAVARES CONCRETE COMPANY – P/H to 7/12/01
RZ/FDP-2001-PR-064 - S&R DEVELOPMENT INC. – D/O to 7/19/01

FEATURE SHOWN: FS-P01-29 - Nextel - 7707 Shreve Road

S00-CW-1CP - OUT-OF-TURN PLAN AMENDMENT (EPG)

- | | |
|---|--|
| 1. Neal McBride
South Run Coalition
8105 Winter Blue Court
Springfield, VA 22153 | 4. John Pratt
Springfield District Council
6713 Harwood Place
Springfield, VA 22152 |
| 2. Lon Caldwell
West Springfield Civic Assn
8609 Old Keene Mill Road
Springfield, VA 22152 | 5. Gregory Budnick
President, Newington Civic Assn.
8309 Telegraph Road
Newington, VA 22122 |
| 3. Greg Evans
EPG Citizens Task Force
8400 Oakford Drive
Springfield, VA 22152 | |

S99-III-BR1 - OUT-OF-TURN PLAN AMENDMENT

1. William Simon, Esquire
Representing C.W. Cobb and Associates

RZ/FDP-2001-MV-006 - HUNTINGTON STATION LLC
PCA-92-V-032-2 - LCOR/JV ACQUISITION LLC & HUNTINGTON STATION LLC
SEA-88-V-025 - HUNTINGTON STATION LLC

No Speakers

RZ/FDP-2001-MV-002 - TELEGRAPH I LLC

- | | |
|--|--|
| 1. Gregory Budnick
President, Newington Civic Assn.
8309 Telegraph Road
Newington, VA 22122 | 3. Connie Slade
6619 Sky Blue Court
Alexandria, VA 22315 |
| 2. Paul Trupo
8090 Sky Blue Drive
Alexandria, VA 22315 | |